AI–BOB

PRESS RELEASE

OMA and AI–BOB Move 1,000 Hours from Compliance Back to Design

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As artificial intelligence begins to reshape architectural work, OMA and AI–BOB have built a design partnership that turns compliance from a manual task into a continuous layer within the design process.



VDMA, Eindhoven. Design: OMA. Image © Plomp for OMA.

On VDMA, a 90,000 square metre redevelopment in central Eindhoven, each design iteration used to take multiple days of regulatory admin work before it could be submitted. That work now takes less than a day using AI–BOB. The past eight months OMA's designers have put more than 1,000 hours back into design without moving the delivery dates.

1,000+	90,000 m²	570	65,000
hours returned to design in eight months	redevelopment in central Eindhoven	apartments across 38 floors	data fields filled on every design iteration

The first domain was regulated area compliance and the Dutch area regulations are highly specific about what can and cannot be counted as usable floor area. A detailed understanding of these rules can unlock additional profitable value-generating area within the same building envelope, making them not only a compliance constraint but also a design opportunity. Operating close to these regulatory limits, however, means that even small design changes can affect the calculations across a project. This combination of precise rules, commercial value and constant design iteration makes area compliance particularly well suited to AI integration.

AI–BOB understands the design intent and works out which rooms belong to which apartment and what each room is for, then draws the areas in as native elements, names, numbers and tags the rooms, and fills in their data — more than 65,000 individual fields across 570 apartments and the shared spaces of 38 floors, on every design

iteration. All of it happens inside the design software the team already uses, and the architects approve the result rather than producing it.



DAVID GIANOTTEN, OMA MANAGING PARTNER ARCHITECT

“A growing part of architectural work today is no longer design, but verification. As projects become more complex, the effort required to meet regulatory and technical requirements continues to increase. The application of AI–BOB significantly reduces the time used to evaluate project compliance. That time has now gone back into design, allowing us to explore more creative solutions.”



ELIN MÅRTENSSON, CEO AND CO-FOUNDER OF AI–BOB

“AI will change architecture, that’s no longer a question. Area compliance is a fraction of the regulations, and it gave back a thousand hours on one project. Imagine the impact on design once the rest is automated. I believe the future of architecture should be more human, not less. Repetitive, compliance-driven work goes to AI, so architects can focus on what actually creates value: creating spaces for human experience.”

Instead of verifying requirements once a design is finished, OMA works with continuous feedback as it designs, giving faster decisions and fewer downstream corrections. AI–BOB checks the design against the regulation and flags what does not hold, giving the architect a faster and fuller view of their own model. The judgement, and the responsibility for it, remain theirs.

OMA has begun implementing AI–BOB across the practice, with VDMA serving as the pioneering project. The tool has already been used to assess regulatory compliance and Building Information Modelling (BIM) model quality for VDMA. OMA is now working to embed AI–BOB into the development of additional projects across the portfolio.

Every rule set developed and automated for one project can be applied and adapted to others. Hours move from admin to design, project after project.

Construction is broken. Let’s fix it.

ABOUT AI–BOB

AI–BOB turns building regulations into automated checks that run inside the software architects and engineers already design in. Instead of verifying a design after it is finished, teams get continuous feedback as they work, starting with regulated area calculations that determine permits and project economics, and extending across other regulatory domains.

Every capability starts as research and development with a design partner, built around how that firm designs, and is made available more widely once it holds up on their projects. AI–BOB works with a limited number of design partners and is used by leading architecture and construction firms in Sweden and the Netherlands.

aibob.io

ABOUT OMA

OMA is an international practice operating within the traditional boundaries of architecture and urbanism. AMO, a research and design studio, applies architectural thinking to domains beyond.

OMA is led by ten partners – Rem Koolhaas, Reinier de Graaf, Shohei Shigematsu, Iyad Alsaka, David Gianotten, Jason Long, Chris van Duijn, Marianne Anthonissen, Kaveh Dabiri and Samir Bantal – and maintains offices in Rotterdam, New York, Hong Kong, and Australia. OMA-designed buildings currently under construction are Museo Egizio in Turin, Dhaka Tower in Bangladesh, Palais de Justice in Lille, Bajes Kwartier in Amsterdam, and VDMA in Eindhoven.

OMA’s recently completed projects include the New Museum expansion in New York, JOMOO Headquarters in Xiamen, LANTERN in Detroit, Mangalem 21 in Tirana, Buffalo AKG Art Museum, and Toranomon Hills Station Tower in Tokyo. Earlier buildings include Taipei Performing Arts Center, Axel Springer Campus, Potato Head Studios in Bali, Fondazione Prada in Milan, De Rotterdam, and CCTV Headquarters in Beijing.